

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING**

January 3, 2007

The City Council of the City of Grand Junction convened into regular session on the 3rd day of January 2007, at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Bruce Hill, Gregg Palmer, Jim Spehar, Doug Thomason and President of the Council Jim Doody. Also present were City Manager David Varley, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Doody called the meeting to order. Councilmember Palmer led in the pledge of allegiance. The audience remained standing for the invocation by Retired Pastor Eldon Coffey.

Proclamations / Recognitions

President of the Council Doody recognized his two brothers' birthdays.

Administer Oath of Office to the New Firefighters

Council President Jim Doody called the new firefighters up to the podium and proceeded to administer the oath of office to them as a group.

Proclaiming January 2007 as “National Mentoring Month” in the City of Grand Junction

Proclaiming January 15, 2007 as “Martin Luther King, Jr. Day” in the City of Grand Junction

Certificate of Appointments

To the Visitor and Convention Bureau Board of Directors

Brian Barry, Richard Martindale, and Paul Petersen were present to receive their certificates for the Visitor & Convention Bureau Board of Directors.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Thomason read the list of items on the Consent Calendar noting that item #7, the grant application, will be moved to Items for Individual Consideration.

It was moved by Councilmember Spehar, seconded by Councilmember Hill and carried by roll call vote to approve Consent Calendar Items #1 through #8 with the exception of #7 being moved to Individual Consideration.

Councilmember Hill asked to place a TABOR fact finding report under Other Business.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the December 18, 2006 Workshop and the Minutes of the December 20, 2006 Regular Meeting

2. **Meeting Schedule and Posting of Notices**

State Law requires an annual designation of the City's official location for the posting of meeting notices. The City's Code of Ordinances, Sec. 2-26, requires the meeting schedule and the procedure for calling special meetings be determined annually by resolution.

Resolution No. 01-07 – A Resolution of the City of Grand Junction Designating the Location for the Posting of the Notice of Meetings, Establishing the City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council

Action: Adopt Resolution No. 01-07

3. **Setting a Hearing for the Authorization of the Issuance of \$22,925,000 in Bonds for the Riverside Parkway Project**

The issuance of City of Grand Junction, Colorado, General Fund Revenue Bonds, series 2007, and other funds should complete the Riverside Parkway project by the end of 2008.

Proposed Ordinance Authorizing the Issuance of City of Grand Junction, Colorado, General Fund Revenue Bonds, Series 2007, and Pledging Certain Revenues of the City for the Payment of the Bonds

Action: Introduction of Proposed Ordinance and Set a Hearing for January 17, 2007

4. **Setting a Hearing on Zoning the Apple Acres Annexation, Located at 3025 E Road** [File #ANX-2006-302]

Request to zone the 8.84 acre Apple Acres Annexation, located at 3025 E Road, to RMF-5 (Residential Multi Family 5 du/ac).

Proposed Ordinance Zoning the Apple Acres Annexation to RMF-5 Located at 3025 E Road

Action: Introduction of Proposed Ordinance and Set a Hearing for January 17, 2007

5. **Setting a Hearing for the River Trail Annexation, Located at 3141 D Road** [File #ANX-2006-330]

Request to annex 17.405 acres, located at 3141 D Road. The River Trail Annexation consists of one parcel.

a. **Referral of Petition, Setting a Hearing and Exercising Land Use Jurisdiction**

Resolution No. 02-07 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control, River Trail Annexation, Located at 3141 D Road

Action: Adopt Resolution No. 02-07

b. **Setting a Hearing on Proposed Ordinance**

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, River Trail Annexation, Approximately 17.405 Acres, Located at 3141 D Road

Action: Introduction of Proposed Ordinance and Set a Hearing for February 7, 2007

6. **Contract for the Pepsi Lift Station Elimination and Highway 340 Bore**

The Pepsi Lift Station is 28 years old and in need of replacement. This project will enable the City to eliminate the Pepsi Lift Station entirely, providing a more efficient and economical means of conveying sewage from this service area.

Action: Authorize the City Manager to Execute a Contract for the Elimination of the Pepsi Lift Station and Construction of a Bore Across Hwy. 340 to Connect to the Rosevale Lift Station with Brannan Construction in the Amount of \$296,630.20

7. **Grant Application for Watershed Protection**

Moved to Individual Consideration

8. **Setting a Hearing on Referring Charter Amendments to the April 3, 2007 Regular Municipal Election**

The City Council reviewed the proposed Charter amendments and directed City Staff to draft the ballot questions for the April 3, 2007 regular municipal election.

Proposed Ordinance Placing Charter Amendments to Repeal Obsolete Provisions, Bring the Charter into Compliance with Certain State Law Provisions, Allow the Publication of Proposed Ordinances by Title Only, and to Change the Number of Required Signatures on a Petition to Ascertain if the City Should Purchase a Franchise; on the Election Ballot for the Regular Municipal Election to be Held the 3rd day of April, 2007

Action: Introduction of a Proposed Ordinance and Set a Hearing for January 17, 2007

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Grant Application for Watershed Protection

Grant application to the Department of Local Affairs (DOLA) for Energy Impact Assistance grant: Watershed ground and surface water characterization. This will be used in conjunction with the community plan of development process now underway with the BLM, the Town of Palisade, and Genesis Oil and Gas.

Tim Moore, Assistant Public Works and Utilities Director, reviewed this item. The application is for \$100,000 from the Energy Impact Assistance Fund through the Department of Local Affairs WET (Water and Wastewater Enhancement Treatment Initiative) grant program. He noted that the impetus of this grant application is the lease of property in the City's and the Town of Palisade's watershed to Genesis Oil and Gas for drilling and exploration. The grant will provide some funding to develop baseline data of the environment in the watershed, tracing test(s) to determine spring origins and paths of subsurface water and to evaluate potential risks of gas drilling. It will also fund the development of a monitoring and emergency response plan in case of a spill. The project

cost is estimated at \$137,000; \$100,000 will come from the grant, \$12,000 will come from the Water Fund and the rest will be an in-kind contribution through staff work.

Councilmember Coons asked if the timing will be such that the work can be incorporated into the Community Plan currently in the works. Mr. Moore said yes and advised the City will hopefully hear on the grant early this year.

Councilmember Spehar asked about monitoring the activities once drilling begins. Mr. Moore said they plan to follow through with that as does the Town of Palisade.

Councilmember Hill asked about putting systems in place to update the data and who will be doing the work. Mr. Moore stated that City Staff, along with subcontracting those with expertise in those areas, will be doing the work.

Councilmember Spehar asked if by having the Watershed Ordinance, the City could require those active in the watershed to bear some of the cost. City Attorney Shaver said that is one of the assumptions and that will be an expectation. He noted that is one of the purposes of gathering the baseline data.

Councilmember Coons stated that it appears that Palisade has hired a hydro geologist and asked if the City will use the same contractor. Mr. Moore stated that they will be looking into that.

Council President Doody asked if Palisade's water is mostly from springs. Mr. Moore said that is right and the City's water is a combination of springs and surface water. The studies will include both.

Council President Doody asked how Palisade is incorporated into this grant. Mr. Moore stated that the City has some baseline information. Palisade is starting from scratch in gathering data. The net is a solid baseline for both.

Councilmember Spehar moved to approve submittal of a grant application for watershed protection measurement and authorize the City Manager to sign the application. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Public Hearing – Adopt the 2006 Edition of the International Fire Code

Adoption of an ordinance for the 2006 edition of the International Fire Code, which is part of the 2006 International Code set currently being adopted by the City.

The public hearing was opened at 7:30 p.m.

Charles Mathis, Fire Inspector, advised the City is currently under the 2000 International Code but it is important to keep all the Codes in line and the Mesa County Building Department is in the process of adopting the 2006 building related Codes. The proposal does call for a few amendments to the International Fire Code. Mr. Mathis advised that there are new Codes every three years but Mesa County and the City have opted to only adopt new Codes every other revision.

Councilmember Coons asked why the new Codes are adopted every other revision. Mr. Mathis stated because of the adoption process and that there are not that many significant changes every three years. City Attorney Shaver also advised that there are significant costs in replacing the Code sets.

Councilmember Palmer asked if these Codes address staffing at all. City Attorney Shaver responded they do not, that is the NFPA (National Fire Protection Association) Codes.

Councilmember Palmer asked why some operational permits are excluded. Mr. Mathis stated that since 2000, the decision was made to exclude the permitting process from the Codes and they have reinstated the ones most common. The permits allow for inspections of certain activities.

Councilmember Hill disclosed for the record that a big part of his business is fire prevention with fire alarm systems. He supported the adoption and appreciated the format it was presented in.

There were no public comments.

The public hearing was closed at 7:40 p.m.

Ordinance No. 4012 – An Ordinance Adopting the 2006 Edition of the International Fire Code Prescribing Regulations Governing Conditions Hazardous to Life and Property from Fire or Explosion; Amending Certain Provisions in the Adopted Code; Amending Article III of Chapter 18 of the Code of Ordinances; and Amending all Ordinances in Conflict or Inconsistent Herewith

Councilmember Palmer moved to adopt Ordinance No. 4012 on Second Reading and ordered it published. Councilmember Thomason seconded the motion. Motion carried by roll call vote with Councilmember Bonnie Beckstein being absent at the vote.

Public Hearing – Adopt the 2006 Edition of Building Related Codes

The proposed ordinance will adopt the 2006 Code Editions of the International Building, Residential, Plumbing, Mechanical, Fuel Gas, Property Maintenance and Energy

Conservation, plus the 2005 Edition of the National Electric Code as adopted by the State of Colorado. These Codes regulate building construction.

The public hearing was opened at 7:41 p.m.

Tim Moore, Assistant Public Works and Utilities Director, reviewed this item. He said these are the companion Codes of the ones just adopted. He noted a couple of minor changes made since the first reading.

There were no public comments.

The public hearing was closed at 7:42 p.m.

Councilmember Hill noted the volume of information pointing out it is a large project to bring before the Council. He stated for the public's knowledge that these Codes are compiled by other organizations but there is the ability to amend sections as they may apply specifically to this municipality.

Ordinance No. 4013 – An Ordinance Adopting and Amending the Latest Edition of the International Building Code, the International Plumbing Code, the International Mechanical Code, the International Fuel Gas Code, the International Property Maintenance Code, the International Residential Code, the National Electric Code, and the International Energy Conservation Code to be Applied Throughout the City of Grand Junction with Certain Amendments Regulating the Erection, Construction, Enlargement, Alteration, Repair, Moving, Removal, Demolition, Conversion, Occupancy, Equipment, Use, Height, Area and Maintenance of all Buildings or Structures in the City of Grand Junction; and Repealing all other Ordinances and Parts of Ordinances in Conflict Herewith

Councilmember Coons moved to adopt Ordinance No. 4013 on Second Reading and ordered it published. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

Fee Schedules for Permits and Other Actions under the International Building Related and Fire Codes

Adoption of a resolution which will set fees for the 2006 Editions of the International Code set, including the International Building, Residential, Plumbing, Mechanical, Fuel Gas, Property Maintenance and Energy Conservation Codes, the Fire Code, and the 2005 Edition of the National Electric Code as adopted by the State of Colorado.

Tim Moore, Assistant Public Works and Utilities Director, reviewed this item. He stated that these are the fees to go along with the Codes just adopted. Mr. Moore said there is no change to the Building Code fees.

City Attorney Shaver advised that some of the Fire fees have increased slightly.

Councilmember Coons asked if the false alarm fee is new. Mr. Mathis stated that it is not new, it just wasn't incorporated into the fee Resolution previously. He reviewed the various items that his division performs without charging a fee.

Councilmember Hill disclosed again that his company installs and inspects fire alarm systems so he will abstain from this item.

Resolution No. 03-07 – A Resolution Setting Building Code Fees Under the International Building, Residential, Plumbing, Mechanical, Fuel Gas, Property Maintenance, and Energy Conservation Codes as Well as the National Electric Code and Setting Fees for Operational and Construction Permits and False Alarm Fees for the International Fire Code in the City of Grand Junction, Colorado

Councilmember Palmer moved to adopt Resolution No. 03-07. Councilmember Coons seconded the motion. Motion carried by roll call vote with Councilmember Hill abstaining.

Public Hearing – Create Alley Improvement District 2007

Successful petitions have been submitted requesting an Alley Improvement District be created to reconstruct the following six alleys:

- East/West Alley from 3rd to 4th, between Ouray Avenue and Chipeta Avenue
- North/South & East/West Alleys from 7th to 8th, between Teller Avenue and Belford Avenue
- East/West Alley from 10th to 11th, between Ouray Avenue and Chipeta Avenue
- East/West Alley from 12th to 14th, between Elm Avenue and Texas Avenue
- North/South Alley from 17th to 18th, between Ouray Avenue and Chipeta Avenue
- North/South Alley from 22nd to 23rd, between Ouray Avenue and Gunnison Avenue

The public hearing was opened at 7:51 p.m.

Tim Moore, Assistant Public Works and Utilities Director, reviewed this item. He reviewed the process that takes place under this program, everything that occurs during the construction and how fees are assessed with the City's participation in the cost. Six alleys are proposed for improvement this year.

Councilmember Coons asked Mr. Moore to detail the methods of payments. Mr. Moore advised one can pay the assessment in one lump sum or it can be amortized over ten years at 8% interest.

Councilmember Palmer asked how long it has been since the program has been reviewed. Mr. Moore said it has been a while and the Public Works Department has plans to review the program.

Councilmember Palmer asked what the benefits are to the owners and to the City. Mr. Moore said the property owners only pay about 16% of the cost, the City picks up the rest of the cost, but the benefit to the City is that the improvement is easier to maintain.

Councilmember Palmer asked if there have been any thoughts to expanding the program to sidewalks. Mr. Moore said there is a separate sidewalk program where the goal is to have sidewalks on at least one side of the road throughout the City. That has nearly been accomplished although there is a challenge in areas where there is no curb and gutter. The Public Works Department also plans to review this program this year to see how problems with the program can be resolved.

Councilmember Coons stated that she has been a beneficiary of this program, about a year ago, and it was a big improvement plus having the other utility lines upgraded at the same time. She complimented the City on how well, with minimal disruption, it was done.

Council President Doody voiced concern over the rising costs and is glad that the program will be reviewed.

City Manager David Varley stated that there have been a couple of programs that have been done similarly but there are other programs that need to be considered and perhaps implemented. This program has been sacrificed some due to other capital needs but some new ideas may be presented at budget time.

Terrance Stath, owner of 600 N. 22nd Street, spoke about the last alley to be paved, north/south from 22nd to 23rd between Ouray and Gunnison Avenue. He objected to the amount of the assessment that he is supposed to pay. He is being assessed \$15 per foot, and the other property owners are being assessed \$8 per foot. He feels that this is unfair just because he has three fourplexes and this puts him in the multi-family rate. He feels he should be given the same assessment rate as the single-family residences. He asked that City Council not approve this tonight.

Councilmember Spehar pointed out that the petition has over 50% of property owners in favor of paving the alley.

Mr. Stath asked that he be given an assessment rate of \$8.00 per foot and stated that he questioned the validity of the petition and that it is a majority.

Council President Doody asked the City Attorney Shaver to explain the verification on the citizens that voted for the paving of this alley. Mr. Shaver stated that there are actual signatures from the people who voted for this and Mr. Stath could certainly look at these.

Barbara Leach, 318 Ouray Avenue, lives where the alley is proposed to be concreted between 3rd and 4th and Ouray and Chipeta. Her house has been there since 1905 and has a beautiful hedge in the back of her property. She works in health care, helping people with back and neck problems and believes concrete contributes to back problems. She's observed that concrete alleys melt faster and could in some way contribute to global warming. She would prefer that the alley not be concreted and that she would rather spend the money to other organizations like Marillac Clinic or Partners. She understands that she will probably have to pay for the assessment but wanted to be on record. She likes her dirt alley and would like to keep it.

There were no other comments.

The public hearing was closed at 8:14 p.m.

Councilmember Hill asked Mr. Moore to explain the criteria for the Alley Improvement District. Mr. Moore said that it is initiated by someone in the neighborhood and the City notifies the contact person for that neighborhood when to start circulating a petition. The City wants it to be a benefit. The number is looked at after receiving the petitions, the majority of owners and then a majority of linear footage along the alley. There has to be a majority of both property owners and linear footage. Without both, it is not a successful petition.

Councilmember Coons asked how the rates were originally determined. Mr. Moore stated that three groups, single family, multi-family and non-residential are the three categories and the rates were set by ordinance. City Attorney Shaver stated the rates can be adjusted by resolution.

Councilmember Beckstein asked what the benefits are to the property owners. Mr. Moore stated that there is dust and dirt with dirt alleys, so paving the alley improves air quality, it is a lot cleaner and easier to maintain. It does help with drainage and in some cases the utilities are upgraded if the sewer lines are old, etc.

Councilmember Coons noted that there is a lot of traffic in the alleys so there are problems like rocks and mud, etc. when they are not paved.

Resolution No. 04-07 – A Resolution Creating and Establishing Alley Improvement District No. ST-07 Within the Corporate Limits of the City of Grand Junction, Colorado, Authorizing the Reconstruction of Certain Alleys, Adopting Details, Plans and Specifications for the Paving Thereon and Providing for the Payment Thereof

Councilmember Beckstein moved to adopt Resolution No. 04-07. Councilmember Coons seconded the motion.

Councilmember Hill stated that it is good to know that the City is budgeting as a community to leverage dollars to make these improvements. He is confident that the process has been put through the test, one of the tests may be very close but the other criteria had a bigger margin. He said that the purpose of the public hearing is to hear concerns and does not necessarily mean that the matter will be voted down, but those concerns are kept in mind during the budget process.

Councilmember Palmer appreciated Mr. Stath coming down and taking the time to participate, however, the City Council cannot look at the rates this evening, but will keep it in mind. He said granted, one criteria is a slim margin but is a majority and it is a benefit to the community and neighbors. Economically it is a reasonable deal for most people. Rates will have to be a separate discussion at another time.

Councilmember Spehar stated that he supports this. There are three levels of, criteria which must be met and all of these projects passed those tests. He agree that the rates should be a separate discussion, however he is comfortable with the rates. This program is a good example of democratic process at work.

Council President Doody said that with the rising construction costs, it is a good deal for the citizens.

Motion carried by roll call vote.

Council President Doody called a recess at 8:30 p.m.

The meeting reconvened at 8:41 p.m.

Public Hearing – Hall Growth Plan Amendment, Located at 748 and 778 22 Road
[File #GPA-2006-240]

A request to amend the Growth Plan, changing the Future Land Use designation from "Estate" (one unit per 2 to 5 acres) and "Rural" (one unit per 5 to 35 acres) to "Commercial/Industrial" for fifty-two acres located at 748 and 778 22 Road.

The public hearing was opened at 8:41 p.m.

Kathy Portner, Assistant Director of Community Development, reviewed this item. She described the site, the location and the history of the request. The owner asked in 2005 to be included into the 201 Persigo boundary. The City Council and Mesa County decided to look at the entire area for possible inclusion. The property was subsequently included into the boundary in March, 2006. The original designation was "Estate". An error on the Mesa County zoning map was discovered and when the Growth Plan was adopted, the property was shown as AFT. Mesa County recently acknowledged the error and changed the designation to "Commercial/Industrial".

Ms. Porter stated that the applicant plans to combine two properties for the proposed development.

Ms. Portner then reviewed that the Growth Plan Amendment criteria included the fact that an error did occur which resulted in the incorrect designation on the Growth Plan. If an error is found, then none of the other criteria need to be met. Both Staff and the Planning Commission recommend approval.

Councilmember Thomason asked about the status of the traffic study. Ms. Portner stated that the study includes a much larger area and the plan is to bring that back in February or March when a recommendation for a change to the street plan will be presented.

Doug Colaric, representing the applicant, had no additional comments. He agreed with the Staff presentation and agreed with the proposed traffic study.

There were no public comments.

The public hearing was closed at 8:52 p.m.

Councilmember Hill supports the request. Although the designation error meets the Growth Plan Amendment criteria, he feels the request probably meets some of the other criteria too.

Councilmember Spehar was also supportive as it will create some consistent land use designations that will solve some of the problems, including access.

Resolution No. 05-07 – A Resolution Amending the Growth Plan of the City of Grand Junction to Designate Approximately 52 Acres Located at 748 & 778 22 Road, from "Estate" and "Rural" to "Commercial/Industrial"

Councilmember Spehar moved to adopt Resolution No. 05-07. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Public Hearing – Kelley Growth Plan Amendment, Located at 849 21 ½ Road [File #GPA-2006-249]

A request to amend the Growth Plan, changing the Future Land Use designation from "Rural" (one unit per 5 to 35 acres) to "Commercial/Industrial" for 10.7 acres, located at 849 21 ½ Road.

The public hearing was opened at 8:55 p.m.

Kathy Portner, Assistant Director of Community Development, reviewed this item. She described the location and the annexation which was approved on November 15, 2006. This property was also part of the recent inclusion into the 201 Persigo boundary last March. The area has been designated "Commercial/Industrial" in phases by Mesa County. The City was not part of those discussions. The application came forward before the decision was made on the larger area for inclusion. Staff thought it appropriate to consider it on its own rather than in the big picture.

Since there was no error, the other Growth Plan Amendment criteria need to be addressed. Those criteria are: 1) Subsequent events have invalidated the original premises and findings; in 1996 there were five parcels north of H Road that were shown as "Commercial" or "Commercial/Industrial" on the future Land Use Map. In 1999 Mesa County approved changes to the future land use map that re-designated 14 parcels in the 21 ½ Road area to "Commercial/Industrial", reflecting the existing zoning established in the 1980's for this area. In 2000 the two Jobsite properties were changed to "Commercial/ Industrial" from the "Rural" designation and zoned to Planned Industrial in 2001. The Persigo 201 boundary was expanded to include this 21 ½ Road area (including the Kelley property) on March 22, 2006. The area has been and continues to be in transition from agricultural/rural land uses to industrial land uses with urban services, including sewer; 2) The character and/or condition of the area have changed enough that the amendment is acceptable and such changes were not anticipated and are not consistent with the plan. The area on both sides of 21 ½ Road north of H Road continues to develop as an industrial area with the recent construction of the Jobsite facility located adjacent to the Kelley property to the south. The Jobsite final plan was approved in 2004 by Mesa County. With the Jobsite construction, sanitary sewer will be extended north from H Road to the southern border of the Kelley property. The Persigo 201 boundary was expanded to include this area (including the Kelley property) along 21 ½ Road on March 22, 2006, supporting the premise that the character and condition of the area has changed and continues to change; 3) The change is consistent with the goals and policies of the Plan, including applicable special area, neighborhood and corridor plans. The amendment is consistent with the following goals and policies of the Growth Plan. Public and community facilities are adequate to serve the type and scope of the land use proposed. Jobsite is constructing sanitary sewer to the south boundary of the southern border of the Kelley property. An 8 inch

Ute Water line has been constructed in 21 ½ Road north from H Road to the Jobsite development; 4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use. The City continues to hear from the community that there is an increasing need for additional industrial land especially parcels that are ten or more acres in size; 5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment. Additional industrial opportunities will be available in an area that already has existing industrial land uses. With these findings, the Staff and the Planning Commission recommend approval of the Growth Plan Amendment.

Councilmember Hill asked Ms. Portner if the City anticipates having an H ½ Road through there. Ms. Portner stated that the City does. Some of the preliminary ideas for the major street plans for this area would indicate that H ½ Road, an east/west connection is needed to funnel traffic both directions to where there might be a signal at the intersection with Highway 6. H ½ Road will very likely be a major part of the street plan.

Brian Bray, 888 26 ½ Road, representing the applicant, noted Staff has covered everything but he can answer questions. There were none.

There were no public comments.

The public hearing was closed at 9:04 p.m.

Councilmember Hill stated that the parcel is very familiar to the City Council and he feels that it has met the criteria. He is concerned with buffering to the north, but H ½ Road may play a part in that. He feels that buffering from the south, going from Commercial/Industrial to Rural is a problem because of no designated roadway.

Councilmember Doody understands that there is a need for Commercial/Industrial property and is glad the 201 was expanded to allow for this.

Resolution No. 06-07 – A Resolution Amending the Growth Plan of the City of Grand Junction to Designate 10.7 Acres, Located at 849 21 ½ Road, from "Rural" to "Commercial/Industrial"

Councilmember Coons moved to adopt Resolution No. 06-07. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Conduct a Hearing on an Appeal of a Planning Commission Decision to Deny the Pinnacle Ridge Preliminary Plan, Located Northeast of Monument Road and Mariposa Drive [File #PP-2005-226] – Continued from December 6, 2006

Appeal of the Planning Commission denial of the Pinnacle Ridge Preliminary Plan, consisting of 72 single family lots on 45.33 acres in a RSF-2 (Residential Single Family, 2 du/ac) zone district.

John Shaver, City Attorney, made a recommendation that this item be continued until February 21, 2007. A new application has been submitted and Staff is reviewing it.

Councilmember Hill moved to continue the consideration to February 21, 2007. Councilmember Beckstein seconded the motion. Motion carried.

To clarify, City Attorney Shaver stated that the new application will be reviewed by the Staff and Planning Commission which may lead to the withdrawal of the previous application.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Hill reviewed what has been done regarding the possible TABOR question to be referred to the ballot. The original question proposed was surveyed in the community and the wording referring to “additional voter approved issues” became an issue so the question has been revised so that retained revenues would be only to repay the Riverside Bond debt. That question has been surveyed by the Chamber whose members supported the Chamber’s involvement. Some Councilmembers and members of Administration have been meeting with the Chamber committee. That committee is satisfied with the wording but the committee is still doing some fact finding. Meetings with various groups have been set, service clubs, and other organizations. The Issue Committee has been registered as the Committee for Debt Reduction.

The City Council appreciated Councilmember Hill’s efforts.

Council President Doody asked the City Attorney for a description of Council’s role. Mr. Shaver said Councilmember Hill’s characterization is correct, the City is in fact finding mode and can do that up until the ballot title is set on January 17th, then there are restrictions on the amount of support that can come from the City as per the Fair

Campaign Practices Act. Councilmembers can advocate the issue as long as public resources are not expended.

Adjournment

The meeting adjourned at 9:20 p.m.

Stephanie Tuin, MMC
City Clerk